

	75 Weldrick Rd E 315 Richmond Hill Ontario L4C0H9 Richmond Hill Observatory York 349-22-S SPIS: N Taxes: \$2,118.79 / 2015			List: \$367,500 For: Sale 1																																			
	Last Status: New																																						
	Condo Townhouse #Shares%: Stacked Townhse Locker#: Corp#: YRCP / 846 Level: 1 Unit#: 51 Dir/Cross St: Yonge & Weldrick Zoning:			Rms: 6 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4x2nd																																			
MLS#: N3352692 Possession: Tba PIN#:																																							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Mpac Exposure: E Assessment: Spec Desig: Unknown Phys Hdp-Eqp:		Pets Perm: Restrict Locker: None Maint: \$342.98 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: N Hydro Incl: N Cable TV Incl: N CAC Incl: N Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS:		Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Garage: Undergrnd / 2.0 Park/Drive: None Park Type: Exclusive / Exclusive Park Spcs: 2 Pk Spot#: A58 Pk Spot#: A59 Park \$/Mo: Prk Lgl Dsc: Com Elem Incl: Y Bldg Amen:																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th></th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>5.41 x 4.86</td> <td>Hardwood Floor Window Ceiling Fan</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>5.41 x 4.86</td> <td>Hardwood Floor Combined W/Living</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>2.42 x 2.16</td> <td>Vinyl Floor</td> </tr> <tr> <td>4</td> <td>Master</td> <td>2nd</td> <td>4.52 x 3.14</td> <td>Broadloom W/I Closet 4 Pc Ensuite</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>3.89 x 2.70</td> <td>Broadloom Window Double Closet</td> </tr> <tr> <td>6</td> <td>Sitting</td> <td>3rd</td> <td>1.88 x 1.78</td> <td>Broadloom W/O To Roof</td> </tr> </tbody> </table>					#	Room	Level		Description	1	Living	Main	5.41 x 4.86	Hardwood Floor Window Ceiling Fan	2	Dining	Main	5.41 x 4.86	Hardwood Floor Combined W/Living	3	Kitchen	Main	2.42 x 2.16	Vinyl Floor	4	Master	2nd	4.52 x 3.14	Broadloom W/I Closet 4 Pc Ensuite	5	2nd Br	2nd	3.89 x 2.70	Broadloom Window Double Closet	6	Sitting	3rd	1.88 x 1.78	Broadloom W/O To Roof
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Client Remks: Prime Location! Central Richmond Hill Location, Steps To Hillcrest Mall. Lots Of Potential In This 2 Bdrm Open Concept Stacked Townhome. Bright Open Concept Living/Dining Room With Hardwood Floor. Spacious Master With Walk-In Closet And 4Pcs. Bathroom. 3rd Floor Sitting Room Walks Out To Spacious And Private "Roof Top" Sundeck. Extras: " As Is, Where Is"																																							
CENTURY 21 LEADING EDGE REALTY INC., BROKERAGE 905-471-2121																																							